Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	62 Banool Road, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $2,399,000

Median sale price

Median price $2,880,500 Property Type Vacant land Suburb Balwyn

Period - From 09/10/2023 to 08/10/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	29 Talbot Av BALWYN 3103	$2,400,000	21/09/2024
2	7 Cremorne St BALWYN 3103	$2,660,000	21/09/2024
3	8 Gama St BALWYN NORTH 3104	$2,410,000	09/09/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 09/10/2024 11:18

62 Banool Road, Balwyn Vic 3103

Toby Parker
03 9830 7000
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5 3 2

Property Type: House
Land Size: 751 sqm approx

Agent Comments

Indicative Selling Price
$2,399,000
Median Land Price
09/10/2023 - 08/10/2024: $2,880,500

Comparable Properties



29 Talbot Av BALWYN 3103 (REI)

3 1 1

Price: $2,400,000
Method: Private Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 794 sqm approx

Agent Comments

Close vicinity, larger land size, land value.



7 Cremorne St BALWYN 3103 (REI)

4 2 1

Price: $2,660,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 760 sqm approx

Agent Comments

Close vicinity, similar land size.



8 Gama St BALWYN NORTH 3104 (REI)

4 1 2

Price: $2,410,000
Method: Sold Before Auction
Date: 09/09/2024
Property Type: House (Res)
Land Size: 742 sqm approx

Agent Comments

Close vicinity, land value, smaller land size.

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